

Section(s) of zoning regulation appealed from:

| Section and description | Required | Actual Setback | Variance Sought |
|-------------------------|----------|----------------|-----------------|
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LOT DIMENSIONS: Width See site plan attached Depth _____ Area: _____

List all existing buildings and uses on this lot giving symbol for legal basis of each. (PO = Permitted by Ordinance; PV = Previous Variance; NCU = Non-Conforming Use existing at effective date of regulations or amendment)

1. See Site Plan Attached
2. _____
3. _____

Describe in detail the "exceptional difficulty or unusual hardship" which results from a literal enforcement of The zoning regulations and state how this condition is peculiar to your lot and not applicable to the area as a whole.

Seeking approval As of Right to partially save the original older residential structure as an outbuilding while maintaining total gross developed area less than 15% of total land area. The intent is to demolish the 1960's kitchen and family room and then save the historic early 1800's section of the structure with a long family history. The hope is to use this ancillary structure to hold family heritage memorability and use the space as a reading and writing sanctuary. The additional benefits are that it will both maintain an historic structure along Racebrook Road in keeping with Woodbridge's historic past as well as help shelter our property from the very active church across the street. The above reference original permit was to permit two residential homes until we could move out and then demolish the older structure. The former residence's kitchen will be removed and cannot be used as a residence.

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PROJECT
**SEAFFER
RESIDENCE**
893 BACCHUS ROAD
WOODBRIDGE, CT

| | | | |
|--------------|------------|------------|-----|
| DATE | 02/03 | DRAWN BY | JAS |
| SCALE | 1/8"=1'-0" | CHECKED BY | |
| DATE FOR SET | | | |

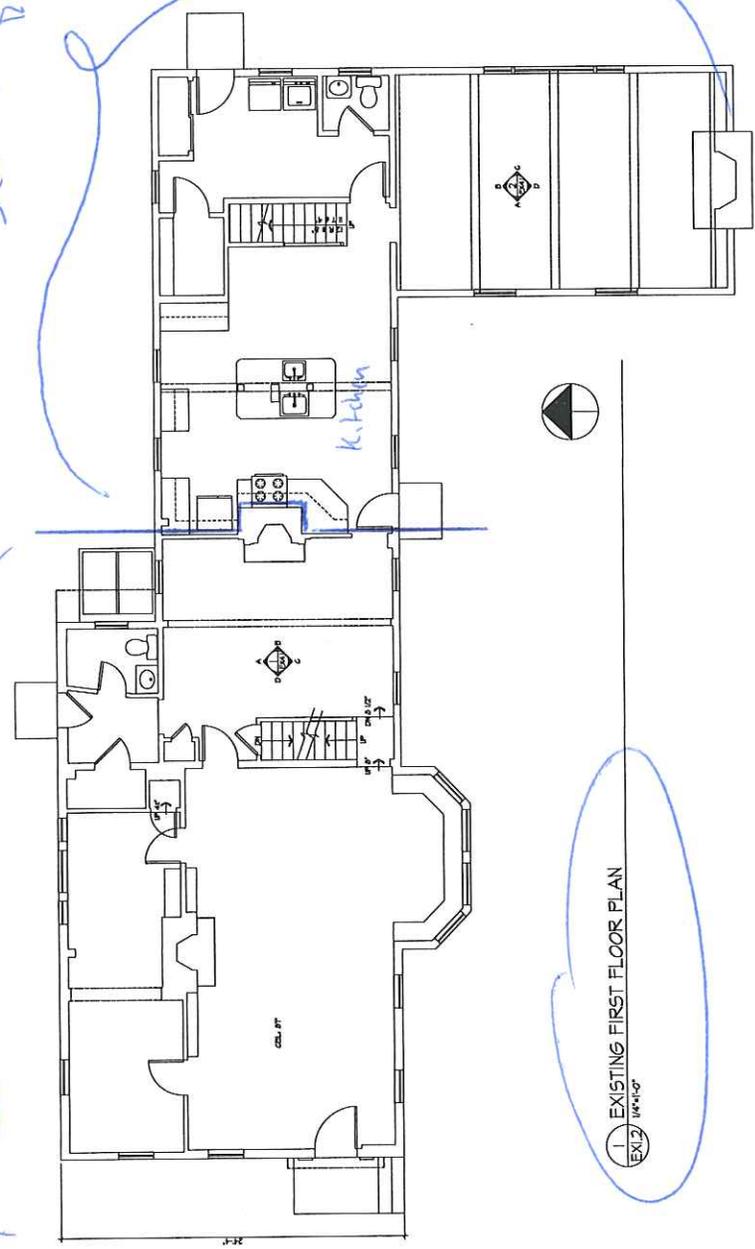
**PAUL B. BAILEY
- ARCHITECT -**
10 ADELSON STREET
NEW HAVEN, CONNECTICUT 06510
TEL: 783-234-1100 FAX: 783-234-1100

DRAWING NAME
**EXISTING FIRST
FLOOR PLAN**

EX1.2

Section to be Saved

Section to be Removed



1 EXISTING FIRST FLOOR PLAN
EX1.2 1/8"=1'-0"

The architect will be responsible for making sure the building is ready for occupancy at the time of the construction. The architect will also be responsible for making sure the building is ready for occupancy at the time of the construction.

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PROJECT:
SEAFFER RESIDENCE
 880 BACKBROOK ROAD
 WOODBRIDGE, CT

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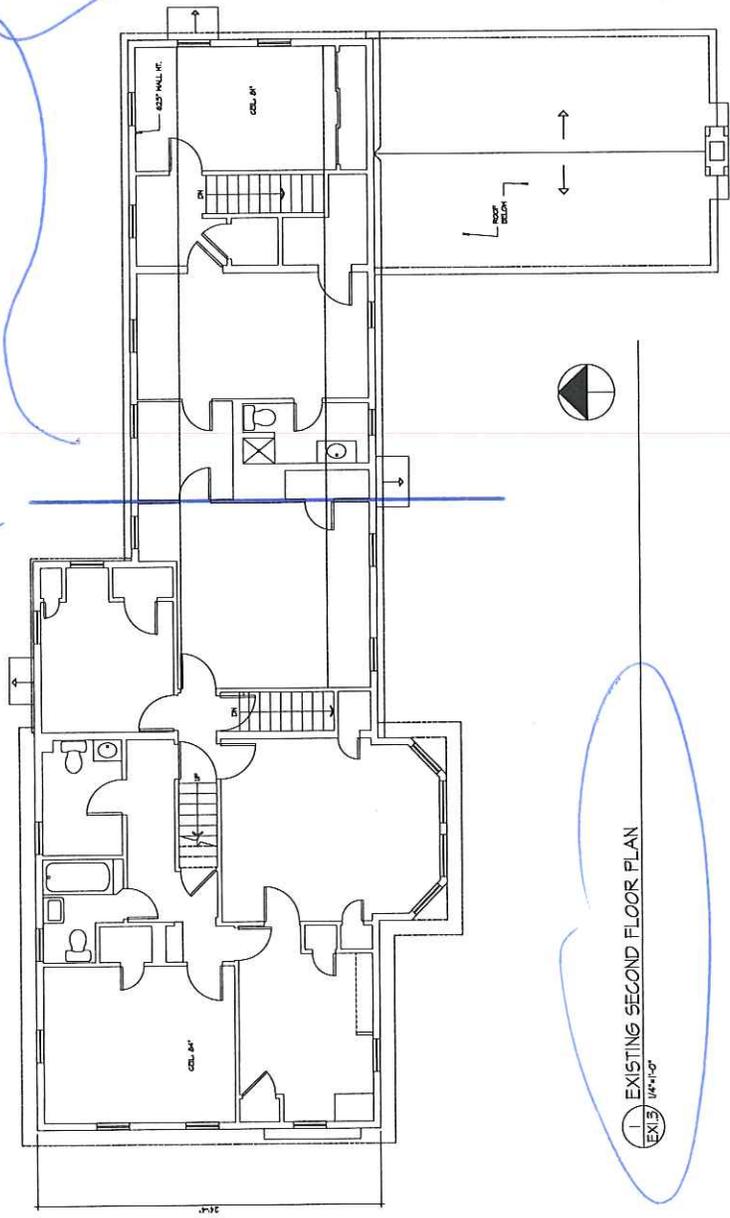
PAUL B. BAILEY ARCHITECT.
 10 ALDABOR STREET
 NEW HAVEN, CONNECTICUT 06510
 TEL: 203.784.1234 FAX: 203.784.1234
 DATE: 04/03 DRAWN BY: JES
 SCALE: 1/4"=1'-0" CHECKED BY:
 2/27/04

EXISTING SECOND FLOOR PLAN

EX13

Section to be Removed

Section to be Saved



EXISTING SECOND FLOOR PLAN
 EX13 1/4"=1'-0"



Section to be
Removed

Original Section
to be Saved

n/l
Estate of Arden Gordon
Paul C. & Stuart Gordon,
Trustees
Vol. 148, Pg. 637
2 Punkin Patch Road

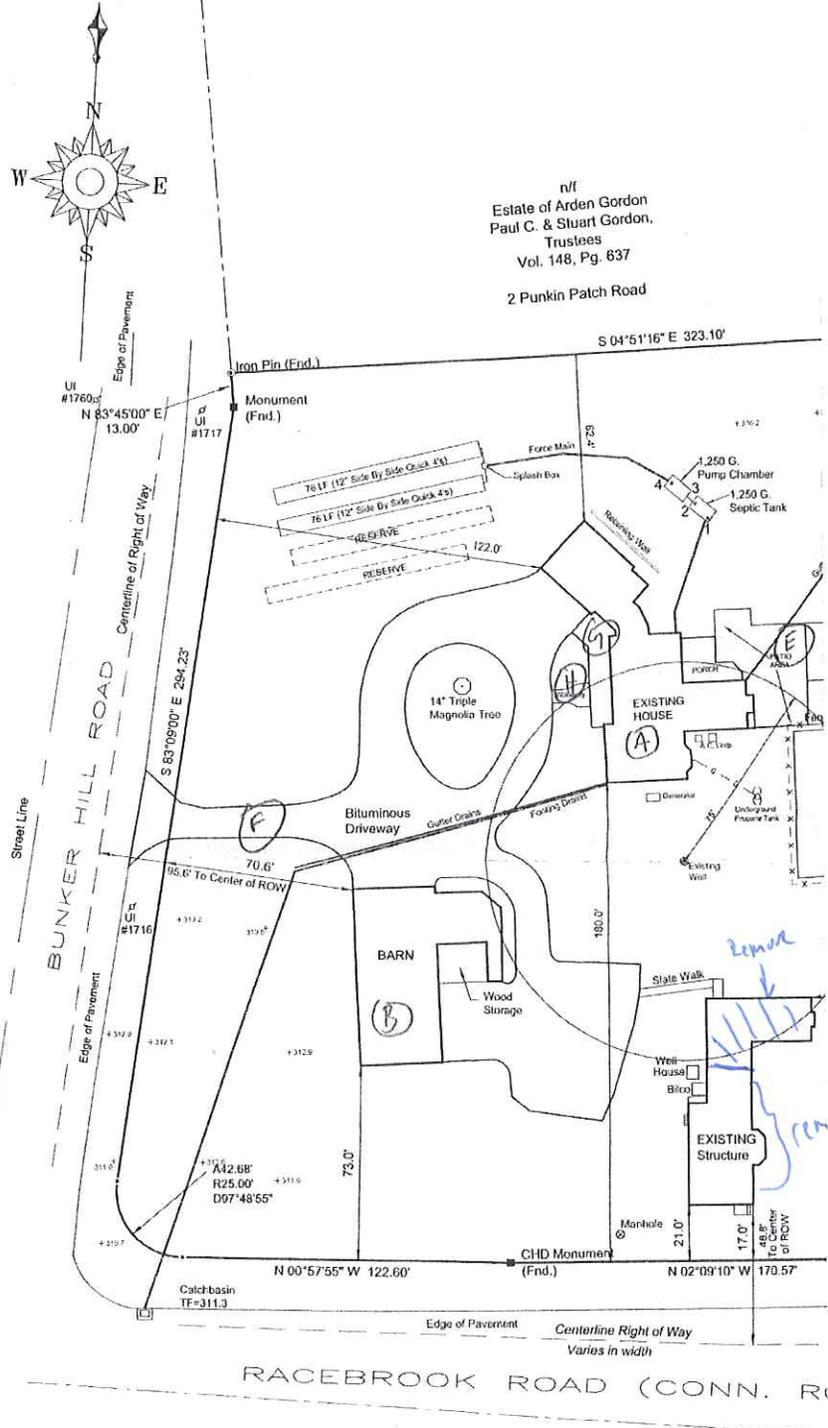
MAP REFERENCES

1. Map entitled, "Property Survey Lands of Robert S. & Arden C. Gordon" 999 Racebrook Road, Connecticut 114, Bunker Hill Road and Punkin Patch Road, Woodbridge, Connecticut. Scale 1"=40', Dated May 8, 2013, Prepared by Ronald C. Hurlbert, L.S. (On File in the Woodbridge Town Hall File #757)
2. Map entitled, "Theodore Clark, Woodbridge, Connecticut", Scale 1"=60', Dated June, 1965, last revised December 23, 1965, prepared by Cohn Engineers. (On File in the Woodbridge Town Hall File #2078).

GENERAL SURVEY NOTES

1. This Map Has Been Prepared Pursuant To The Regulation Of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 And The "Standards For Surveys And Maps In The State Of Connecticut As Adopted By The Connecticut Association Of Land Surveyors, Inc. On Sept. 26, 1996.
2. This Survey Conforms to Horizontal Accuracy Class A-2.
3. The Type Of Survey Performed is A Limited Property / Boundary Survey, And Is Intended To Be An Improvement Locality Survey (As-Built)
4. Boundary Determination Is Based Upon A Dependent Resurvey. (See Map References And Record Deeds.)
5. North Arrow Is Based On Map Reference # 1.
6. No attempt has been made as part of this survey to obtain or depict data concerning the existence (other than what is depicted hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies prior to any construction. CALL BEFORE YOU DIG 1-800-902-4455
7. Parcel located in a A Zone. See Zoning Regulations for Specific Setbacks and Requirements - Zone, Setbacks and Requirements are subject to the Determination of the Zoning Enforcement Officer.
8. This survey was prepared for a specific purpose, any use other than that which was originally intended is a misuse of this information and renders the preparer's declaration null and void. Unauthorized alterations or additions to this survey, which bears the licensed surveyors signature and embossed seal, renders any declaration noted hereon null and void.
9. Total Lot Area: 2.7 Acres.

| | | |
|----------------------|---|-----------------|
| (A) - House | - | 3517.95 |
| (B) - Barn | - | 2400.00 |
| (C) - Tennis Court | - | 6325.00 |
| (D) - Pool | - | 1200.00 |
| (E) - Patio | - | 1240.00 |
| (F) - Driveway | - | 950.00 |
| (G) - Front Porch | - | 400.00 |
| (H) - Front Walkway | - | 57.75 |
| (I) - Pool Pump | - | 50.00 |
| Total Current | | 16590.70 |



Lot F/K/A 999 Racebrook = 120,635.44 sq. ft.
Proposed Remaining Historic Structure = 900 sq. ft.

To the best of my knowledge and belief this map is substantially correct as shown hereon.

Michael J. Hurlbert
MICHAEL J. HURLBERT
L.S. 18464
This Map Is NOT VALID UNLESS SIGNED AND EMBOSSED

